

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 6, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-25199 - APPLICANT/OWNER: BEAZER HOMES HOLDINGS CORP.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions of approval for Variance (VAR-9078).
2. This Variance (VAR-9078) shall expire on October 20, 2009, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time on an approved Variance (VAR-9078). This Variance allowed a 13-foot rear yard setback where 15 feet is the minimum required on three lots of a 313 lot single-family residential development on 40.52 acres. This development is generally located on the northeast corner of Farm Road and Puli Road. This request for an Extension of Time will facilitate the completion of an approved Planned Development; staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/16/2003	The City Council approved a Rezoning (ZON-1520) of 297.50 acres adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road, from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone. City Council established the Cliff's Edge Master Development Plan. Planning Commission and staff recommended approval of both requests.
07/16/2003	The City Council approved a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, and approved amendments to the approved Cliff's Edge Master Development Plan. The Planning Commission and staff recommended approval.
12/04/2003	A Minor Modification (MOD-3189) to the Cliff's Edge Master Development Plan and Design Guidelines was administratively approved by the Planning and Development Department, subject to a number of conditions. Staff recommended approval.
02/18/2004	The City Council approved a Rezoning (ZON-3241) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 90 acres covering 20 separate parcels in the Cliff's Edge area. Planning Commission and staff recommended approval.
02/18/2004	The City Council approved a Development Agreement between the City of Las Vegas and Cliff's Edge, Limited Liability Company, for the Cliff's Edge Master Planned Community. Planning Commission and staff recommended approval.
03/11/2004	Planning Commission approved a Tentative Map (TMP-3798) of 922.96 acres for a 35-lot mixed-use subdivision. The map is known as Cliffs Edge Parent. Staff recommended approval.

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05/05/2004	The City Council approved a Major Modification (MOD-3955) to change Land Use Designations From: Village Commercial To: Low Medium Density Residential and Medium Density Residential From: Medium Density Residential To: Residential Small Lot and From: Medium Low Density Residential To: Public Facilities. Section 6.2.3 was modified regarding retaining walls and land use changes. Planning Commission and staff recommended approval
06/24/2004	The Planning Commission approved a Tentative Map (TMP 4431) for a 313 lot single-family residential subdivision on 40.52 acres adjacent to the north side of Farm Road, between Puli Road and Shaumber Road. Staff recommended approval of this request.
10/20/2005	The City Council approved a Variance (VAR-9078) for a 13-foot rear setback where 15 feet is the minimum required on three lots within a 40.52-acre single family development adjacent to the northwest corner of Farm Road and Puli Road (APN: 126-13-210-001). The Planning Commission and Staff recommended approval.
10/17/2007	An Extension of Time (EOT-25199) was submitted for an approved Variance (VAR-9078).
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this request.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	40.52

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Under Construction	PCD (Planned Community Development),	PD (Planned Development)
North	Under Construction	PCD (Planned Community Development),	PD (Planned Development)
South	Under Construction	PCD (Planned Community Development),	PD (Planned Development)
East	Under Construction	PCD (Planned Community Development)	PD (Planned Development)

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West	Undeveloped		P-F (Public Facility-County)
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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		
Cliff's Edge Master Development Plans	X		Yes
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first extension of time request on an approved Variance (VAR-9078). This extension of time was requested in order to develop a 40.52 acre Residential Planned Development as proposed. Staff has no objection to this request as long as the conditions for this Variance are satisfied.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 0

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0